

The State of South Carolina
COUNTY OF GREENVILLE

APR 22 11 54 AM 1954
CLERK OF COURTS
GREENVILLE, S.C.

KNOW ALL MEN BY THESE PRESENTS: Vernon Lawson and Ola Mae Lawson

..... have agreed to sell to
James A. Segars..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING on a road bank and running thence S. 42 W. 2.90 chains to a stone corner; thence N. 18 W. 5.36 to road; thence S. 64 E. 3.00 to middle of road; thence S. 22 E. 2.31 chains to the beginning corner

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of Two Thousand Five Hundred and No/100 Dollars in the following manner \$27.78 on the 15th day of each month, commencing May 15th, 1954, said payments being made at Franklin National Life Insurance Company on outstanding Mortgage of undersigned on above and other property.

until the full purchase price is paid, with interest on same from date at six per cent per annum monthly, the above payments being applied first to interest, balance to principal, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceed-

ings of any kind, then in addition the sum of 10% of balance due for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. and further agrees to pay insurance premium for fire and extended coverage insurance in an amount not less than the outstanding balance.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said James B. Segars as tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of Three Hundred and No/100 - - dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, We have hereunto set our hand s and seals this 22nd day of April A. D., 19 54

In the presence of:
[Signature] Vernon E. Lawson (Seal)
Beck R. Painter Ola Mae Lawson (Seal)

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